



Butler County Legal Journal

(USPS 081020)

Vol. 20

January 13, 2012

No. 2

Designated as the Official Legal Periodical for Butler County, Pennsylvania

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Honorable Timothy F. McCune

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Butler County Bar Association

201 South Main Street, Ste 101, Butler PA 16001

Phone: 724.841.0130 | Fax: 724.841.0132

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PLEASE NOTE:

Advertisements must be received by 12:00 pm
the Friday preceding the date of publication.

Email: BCLegalJournal@zoominternet.net

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Dated Material - Do Not Delay Delivery

The Butler County Legal Journal is published every Friday. Owned and published by the Butler County Bar Association Copyright © 2011. Periodical Postage paid at Butler, PA 16001. POSTMASTER: Please send address changes to: BUTLER COUNTY LEGAL JOURNAL, 201 South Main St, Ste 101, Butler, PA 16001.



Protection From Abuse process and the handling of ICC'S

The District Attorney's office is going to hold a training at **8:00 AM on January 25, 2012 in the Public Meeting Room of the Government Center**. This training will be on the Protection From Abuse process and the handling of ICC'S. It will be presented to anyone wishing to attend including Law Enforcement, Defense Attorneys and Court House personnel.

This training will last approx. 1- 1 1/2 hours and a continental breakfast will be provided.

For food and material planning purposes, please call 724.841.0130 by January 20 to register.

Up to 1.5 CLE credit is available for attorneys completing the training.

Please Note: The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Please address all communications to:

Butler County Legal Journal

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**Estate of: Edward Bartell**

Late of: Butler PA
Administrator: Bryan D Hatchell
279 Serenity Hills
Advance NC 27006
Attorney: Julie C Anderson
Stepanian & Muscatello LLP
222 S Main St
Butler PA 16001

Estate of: Robert V Best

Late of: Valencia PA
Executor: Alan Martino
3618 Patricia Lane
Gibsonia PA 15044
Attorney: Robert J Winters
Goehring Rutter & Boehm
2100 Georgetowne Drive Suite 300
Sewickley PA 15143

Estate of: Hector Damian Davila**A/K/A: Hector D Davila****A/K/A: H Damian Davila**

Late of: Cranberry Township PA
Executor: Denise Stana
5424 Widgeon Way
Frisco TX 75034
Attorney: Kimberly H Tilghman
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 30th Fl
Pittsburgh PA 15219
Attorney: Ted Tishman
Leech Tishman Fuscaldo & Lampl LLC
525 William Penn Place 30th Fl
Pittsburgh PA 15219

Estate of: Velma M Glessner

Late of: Marion Township PA
Executor: Sandra Hoffman
216 Windy Point Road
Harrisville PA 16038

Executor: Kay Wolfe
255 Marsh Marigold Road
Kennerdell PA 16374
Attorney: Brenda K McBride
211 South Center St
Grove City PA 16127

Estate of: Virginia M Isacco

Late of: Slippery Rock Township PA
Executor: Ronald J Isacco
473 Branchton Rd
Slippery Rock PA 16057
Attorney: None

Estate of: Lois Jean Johnston**A/K/A: Lois J Johnston**

Late of: Transylvania County, North Carolina
Administrator: Robert E Johnston Jr
106 Doyle Road Apt 1
Sarver PA 16055
Attorney: David B Wasson
3058 Leechburg Road Suites 10-11
Lower Burrell PA 15068-3460

Estate of: David R Karman

Late of: Butler PA
Executor: John R Karman
400 Upper Harmony Rd
Evans City PA 16033
Executor: Arleen V Karman
400 Upper Harmony Rd
Evans City PA 16033
Attorney: Jeffrey D Banner
Banner & Sechler, Attorneys At Law
318 South Main Street
Butler PA 16001

Estate of: Doris J Kromada**A/K/A: D J Kromada**

Late of: Buffalo Township PA
Administrator: Lynne Stack
513 Fair Meadow Drive
Washington PA 15301
Attorney: William T Woncheck
Sikov & Woncheck PC
1625 Union Ave Suite 5
Natrona Heights PA 15065

Estate of: Waples Comer Mariner Jr

Late of: Valencia PA
Executor: Guy P Bauman
402 Timbercrest Trail
Valencia PA 16059
Attorney: Christopher M Abernethy
Abernethy Auld & Young PC
4499 Mt Royal Boulevard
Allison Park PA 15101

Estate of: Bryce W Shearer

Late of: Slippery Rock Township PA

Administrator: Daniel B Shearer
173 Forrester Road
Slippery Rock PA 16057
Attorney: Timothy L McNickle
209 West Pine Street
Grove City PA 16127

Estate of: Edith Zamoski

Late of: Jefferson Township PA
Administrator: Darcy A Holtzman
403 Glen Malcolm Dr Apt C
Glenshaw PA 15116
Attorney: Jeffrey W Johasky
441 Pershing Dr Suite 204
New Kensington PA 15068

BCLJ: Jan. 13, 20 & 27, 2012

SECOND PUBLICATION

Estate of: Helen G Beck

Late of: Butler Township PA
Executor: Billie Ann Moser
4301 Bulltown Road
Murrysville PA 15668
Attorney: Gwilym A Price III
129 South McKean St
Butler PA 16001-6029

Estate of: Geraldine Ann Burlett

A/K/A: Geraldine A Burlett

Late of: Adams Township PA
Executor: PNC Bank, National Association
620 Liberty Avenue 33rd Floor
Pittsburgh PA 15222
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
437 Grant St 14th Floor
Pittsburgh PA 15219

Estate of: Mary Jane Bryant

Late of: Butler Township PA
Executor: Richard James Bryant
1675 Valley Road
New Castle PA 16105
Executor: Sally Jane Carrier
832 Highland Ave
Salem OH 44460
Attorney: Robert J Stock
PNC Bank Building Suite 603
106 South Main Street
Butler PA 16001

Estate of: Gertrude C Conway

Late of: Cranberry Township PA
Administrator C.T.A.: Maryanne C Manning
527 Greenspire Court

Cranberry Township PA 16066
Attorney: Maureen E Lally-Green
207 Greenbriar Drive
Cranberry Twp PA 16066

Estate of: Lester P Domhoff Jr

A/K/A: Lester Phillip Domhoff Jr

Late of: Butler PA
Executor: Virginia Rowan
105 Fox Trot Drive
Mars PA 16046
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Brian Lee Gaiser

A/K/A: Brian L Gaiser

Late of: Boyers PA
Executor: Larry McKinley
109 Emlenton Street
Clintonville PA 16372
Attorney: Ronald W Coyer
Sr Law LLC
631 Kelly Boulevard PO Box 67
Slippery Rock PA 16057

Estate of: Gerald J Kossar

Late of: Adams Township PA
Executor: Robert Wiskemann
329 Allison Road
Gibsonia PA 15044
Attorney: Wendy Denton Heleen
Goehring Rutter & Boehm
2100 Georgetowne Dr Suite 300
Sewickley PA 15143

Estate of: Gladys A Rarie

Late of: Saxonburg PA
Executor: Robin L Rarie
110 Lakehill Ln
Mars PA 16046
Attorney: None

Estate of: Richard F Seigworth

A/K/A: R Fred Seigworth

Late of: Zelienople PA
Executor: Tracy D Kosis
20 Collins Drive
Clinton PA 15026
Executor: Brenda D Seigworth
205 Rock Lane Drive
Zelienople PA 16063
Attorney: Jack Wojdowski
Schiffman & Wojdowski
1300 Fifth Avenue
Pittsburgh PA 15219

BCLJ: Jan. 6, 13 & 20, 2012

THIRD PUBLICATION**Estate of: Mardelle O Arnold**

Late of: Zelenople PA
Executor: Charlotte A Massung
116 East First Avenue
Ellwood City PA 16117
Attorney: Gregory S Fox
Fox & Fox P.C.
323 Sixth Street
Ellwood City PA 16117

Estate of: Mary C Fallecker**A/K/A: Mary Catherine Fallecker**

Late of: Oakland Township PA
Executor: Roger L Fallecker
429 Chicora Rd
Butler PA 16001
Attorney: Norman D Jaffe
Jaffe & Kecskemethy PC
101 East Diamond Street, Suite 204
Butler PA 16001

Estate of: David Eugene Hollerman**A/K/A: David E Hollerman**

Late of: Zelenople PA
Administrator: Allan E Hollerman
206 N Pittsburgh Street
Zelenople PA 16063
Attorney: Jeffrey P Myers
Myers Law Firm
17025 Perry Highway
Warrendale PA 15086

Estate of: Stephen L Horkey

Late of: West Sunbury PA
Executor: Gregory Gold
187 Melody Road
West Sunbury PA 16061
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Leon E Jones

Late of: Center Township PA
Administrator: Thomas Jones
PO Box 71
Yatesboro PA 16263
Attorney: Elizabeth A Gribik
Dillon McCandless King Coulter & Graham
128 West Cunningham Street
Butler PA 16001

Estate of: Anthony S Laniewski

Late of: Middlesex Township PA
Executor: Linda Dreveniak
124 Love Road
Valencia PA 16059

Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Donald E McKinney

Late of: West Sunbury PA
Executor: Nancy J Porter
12118 Keister Road
Slippery Rock PA 16057
Attorney: Leo M Stepanian II
222 South Main Street
Butler PA 16001

Estate of: Jane Snyder Philbrook

Late of: Cranberry Township PA
Admr. D.B.N. C.T.A.: Claude E Barclay
725 Lazelle Road
Westerville OH 43081
Attorney: Philip P Lope
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Paul E Rape

Late of: Evans City PA
Executor: Edward M Thomas
218 N Charles Street
Zelenople PA 16063
Executor: John H Drushel
469 Prospect Road
Evans City PA 16033
Attorney: Katie M Casker
Lope Casker & Casker
207 East Grandview Avenue
Zelenople PA 16063

Estate of: Alvin W Rummel**A/K/A: Alvin Rummel**

Late of: Cabot PA
Executor: Arlin Rummel
402 Fisher Road
Cabot PA 16023
Attorney: Mary Jo Dillon
Dillon McCandless King
Coulter & Graham LLP
128 West Cunningham Street
Butler PA 16001

Estate of: Dorothy L Zatko

Late of: Sarver PA
Executor: Judy C Hochbein
148 Grimm Road
Sarver PA 16055
Attorney: Leo M Stepanian Sr
Stepanian & Muscatello
222 South Main Street
Butler PA 16001

BCLJ: Dec. 30 & Jan. 6 & 13, 2011

MORTGAGES

Dec 19 - Dec 23, 2011

1st name-Mortgagor**2nd name-Mortgagee**

Allen, Daniel F., et ux - Fidelity Bk Pasb - Zelenople Borough - \$212,800.00
Andolina, Robert M. - Brentwood Bank - Cranberry Twp. - \$150,000.00
Angus, Nancy G. - Sail Mtg Corp, et al - Adams Twp. - \$160,000.00
Archer, Gary L., Jr., et al - Guaranteed Home Mtg Co Inc, et al - Summit Twp. - \$180,285.00
Arthur, Carol A. - Butler Armco Emp Cred Un - Butler Twp. - \$43,400.00
Athanasiou, Kenneth R., et ux - Wells Fargo Bk NA - Cranberry Twp. - \$354,000.00
Baird, Timothy J. - JPMorgan Chase Bk NA - Cranberry Twp. - \$223,206.00
Bauer, Randall F., et ux - US Mtg Network, et al - Cranberry Twp. - \$205,651.00
Beiler, John W., Jr., et ux - JPMorgan Chase Bk NA - Penn Twp. - \$169,100.00
Bergbigler, Dennis J., et al - Citizens Bk of Pa - Buffalo Twp. - \$100,000.00
Bernhard, Mark S., et ux - Sail Mtg Corp, et al - Cranberry Twp. - \$185,000.00
Bertolini, Charles M., et al - Union Natl Mtg Co, et al - Butler Twp. - \$133,017.00
Bishop, Daniel J., et al - Butler Armco Emp Cred Un - Washington Twp. - \$10,000.00
Branson, Gary A., et ux - Dollar Bk Fed Sav Bk - Jackson Twp. - \$68,260.45
Bridge, Kurt A., et al - Ally Bk Corp, et al - Adams Twp. - \$156,400.00
Brown, Patricia E. - Dollar Bk Fed Sav Bk - Adams Twp. - \$111,100.00
Buckman, John M., et al - Mtg Network Inc, et al - Seven Fields Borough - \$197,000.00
Bullman, Amy - S&T Bank - Butler Twp. - \$148,200.00
Byrnes, Zachary J., et al - JPMorgan Chase Bk NA - Jackson Twp. - \$168,366.00
Callahan, William T. - ESB Bank - Cranberry Twp. - \$200,000.00
Campbell, Jeffrey J., et al - PNC Bk Natl Assn - Butler Twp. - \$40,000.00
Campbell, Jeffrey J., et al - PNC Bk Natl Assn - Butler Twp. - \$200,197.00
Cavett, Richard M. - Wells Fargo Bk NA - Center Twp. - \$174,000.00
Chalmers, Dennis, et ux - PNC Bk Natl Assn - Lancaster Twp. - \$78,000.00
Chamberlain, Michael I. - Citizens Bk of Pa - Adams Twp. - \$25,000.00
Chrin, Kenneth, et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$208,000.00
Cisar, Carl D., et ux - ESB Bank - Adams

Twp. - \$21,000.00
Colonello, Larry J., aka, et ux - Dollar Bk Fed Sav Bk - Adams Twp. - \$230,000.00
Cordray, Robert C., II, et ux - Butler Armco Emp Cred Un - Butler Twp. - \$150,000.00
Courtney, Gary A., et ux - Proficio Mtg Ventures, et al - Center Twp. - \$327,200.00
Courtney, Samuel A., et al - Butler Armco Emp Cred Un - Butler Twp., **Wd. 2** - \$110,000.00
Cummings, Christopher Lee, aka - First Commonwealth Bk - Buffalo Twp. - \$30,000.00
Danik, Greg, et ux - First Commonwealth Bk - Buffalo Twp. - \$160,000.00
Dattoli, Joseph M., et ux - Sail Mtg Corp, et al - Seven Fields Borough - \$170,000.00
Daugherty, Donald, et al - Pennsylvania Housing Fin Agency - East Butler Borough - \$50,000.00
Denny, John P., et al - Farmers Natl Bk of Emlenton - Butler Twp. - \$93,000.00
Devers, Sharon D. - Wells Fargo Bk NA - Cranberry Twp. - \$244,672.00
Dezzutti, David L., et ux - Northwest Sav Bk - Middlesex Twp. - \$75,000.00
Donaldson, Vernon R., et al - Butler Armco Emp Cred Un - Franklin Twp. - \$50,000.00
Dousti, Parviz, et ux - JPMorgan Chase Bk NA - Seven Fields Borough - \$90,630.00
Doyle, Patrick W., et ux - Pittsburgh Firefighters Fed Cred Un - Penn Twp. - \$130,160.00
Druschel, David L. - Butler Armco Emp Cred Un - Lancaster Twp. - \$60,000.00
Eakin, Thomas S., et ux - Union Natl Mtg Co, et al - Center Twp. - \$168,000.00
Ehrman, Sean R., et al - Butler Armco Emp Cred Un - Cranberry Twp. - \$65,000.00
Fajerski, Robert L. - Pennsylvania Housing Fin Agency - Butler Twp. - \$50,000.00
Fan, Zheng, et al - Bank of America NA, et al - Cranberry Twp. - \$195,750.00
Festas, Georgeann - JPMorgan Chase Bk NA - Zelenople Borough - \$100,342.00
Fiorina, Gregg, et ux - Allegent Community Fed Cred Un - Middlesex Twp. - \$10,000.00
Flickinger, Marshall M. - Nextier Bk NA - Clinton Twp. - \$50,000.00
Foley, Marvin Michael, et ux - Sail Mtg Corp, et al - Adams Twp. - \$417,000.00
Forster, Rebecca M. - Agchoice Farm Cred ACA - Oakland Twp. - \$90,000.00
Fresh, Bruce W., et al - Butler Armco Emp Cred Un - Bruin Borough - \$19,500.00
Fronnapfel, Jennifer L. - S&T Bank - Oakland Twp. - \$100,600.00
Fuga, Rich M., et ux - RBS Citizens NA - Cranberry Twp. - \$123,000.00
Fuga, Rich M., et ux - RBS Citizens NA -

- Cranberry Twp. - \$70,000.00
Fullerton, Mary Jane - First Natl Bk of Pa - Winfield Twp. - \$21,413.80
Gaston, David C., II - Agchoice Farm Cred ACA - Clearfield Twp. - \$50,000.00
Gattos, Michael, et ux - Washington Fin Bk - Cranberry Twp. - \$417,000.00
Gattos, Michael, et ux - Washington Fin Bk - Cranberry Twp. - \$100,000.00
Gaudino, Francesco, et al - Butler Armco Emp Cred Un - Butler Twp., **Wd. 6** - \$30,000.00
Giegel, Stephen L., et al - Dollar Bk Fed Sav Bk - Center Twp. - \$123,300.00
Gilmore, Ruth A., Trs., et al - Nextier Bk NA - Fairview Twp. - \$10,321.80
Gold, David J. - Butler Armco Emp Cred Un - Butler Twp., **Wd. 1** - \$5,200.00
Golembesky, Brenda L., et al - Butler Armco Emp Cred Un - Mars Borough - \$72,000.00
Greenawalt, Bryan I., et ux - NYCB Mtg Co LLC, et al - Butler Twp. - \$224,884.56
Groomes, Scott H., et ux - JPMorgan Chase Bk NA - Middlesex Twp. - \$150,273.00
Guiste, Charles F., et ux - Butler Armco Emp Cred Un - Center Twp. - \$127,000.00
Guzzo, Matthew L., et ux - First Capital Mtg Group, et al - Cranberry Twp. - \$315,000.00
Hagan, Lawrence M., Jr., et al - First Niagara Bk NA - Seven Fields Borough - \$199,700.00
Happ, Jonathan J., et ux - Westmoreland Fed S&L Assn of Latrobe - Cranberry Twp. - \$138,000.00
Helgert, Paul K., et ux - JPMorgan Chase Bk NA - Butler City - \$84,049.00
Hensler, Jeffrey M., et ux - Butler Armco Emp Cred Un - Butler Twp. - \$211,300.00
Hildum, Keith P., et ux - Florida Capital Bk NA, dba, et al - Cranberry Twp. - \$308,000.00
Hilliard, Jay S., et ux - PNC Mtg, aka - Center Twp. - \$127,000.00
Hindman, Jason A., et al - Butler Armco Emp Cred Un - Butler Twp., **Wd. 5** - \$46,000.00
Hoban, Jeffrey M., et al - West Penn Fin Serv Ctr Inc, et al - Cranberry Twp. - \$163,253.00
Holt, John E., Jr., et al - Butler Armco Emp Cred Un - Oakland Twp. - \$115,000.00
Holt, Timothy N. - Everbank, et al - Butler Twp. - \$145,000.00
Hospodor, William, et ux - Fidelity Bk Pasb - Adams Twp. - \$145,500.00
Hospodor, William, et ux - Fidelity Bk Pasb - Adams Twp. - \$163,400.00
Howard, John A. - PNC Bk Natl Assn - Clinton Twp. - \$50,000.00
Huff, Timothy L. - First Natl Bk of Pa - Connoquenessing Twp. - \$41,300.00
Huth, Tyler D. - Howard Hanna Mtg Servs, et al - Buffalo Twp. - \$81,500.00
Hyatt, Keith R., et al - Allegent Community Fed Cred Un - Slippery Rock Twp. - \$20,000.00
Jones, Scott F., et al - Mars Natl Bk - Adams Twp. - \$96,256.75
Kapadia, Amar, et al - PNC Mtg, aka - Cranberry Twp. - \$336,800.00
Kapp, Dorothy S. - Butler Armco Emp Cred Un - Penn Twp. - \$27,000.00
Kelly, Alan J., et ux - Butler Armco Emp Cred Un - Parker Twp. - \$212,800.00
Kelly, James E., Jr., et al - Mars Natl Bk - Adams Twp. - \$50,000.00
Kile, Zachary R., et ux - Franklin American Mtg Co, et al - Winfield Twp. - \$107,211.00
Koch, Ann R. - Butler Armco Emp Cred Un - Mars Borough - \$58,000.00
Kozmin, Paul A., et al - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$25,000.00
Kozmin, Paul A., et al - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$147,562.94
Kresh, Rudolph E., Jr., aka, et al - Citizens Bk of Pa - Butler Twp. - \$100,000.00
Krisfalusi, Michael J. - Wells Fargo Bk NA - Seven Fields Borough - \$222,000.00
Lamparter, Lance E., et ux - MFC Mtg Inc of Florida, et al - Cranberry Twp. - \$369,787.00
Laughlin, David C., et ux - PNC Mtg, aka - Summit Twp. - \$114,500.00
Lawson, Avery C., et al - United Wholesale Mtg, et al - Connoquenessing Twp. - \$127,462.00
Lawson, Brent, et al - Allstate Fin Servs Inc, et al - Cranberry Twp. - \$150,500.00
Leathers, Lawrence L., et al - PNC Bk Natl Assn - Center Twp. - \$95,000.00
Leech, Cyril S. - PNC Bk Natl Assn - Butler Twp., **Wd. 2** - \$50,197.00
Lewis, Clarence, Jr., et al - PNC Bk Natl Assn - Butler Twp., **Wd. 1** - \$46,289.27
Libecco, Pamela S. - Nextier Bk NA - Fairview Twp. - \$49,000.00
Lieb, Eric A., et ux - Butler Armco Emp Cred Un - Center Twp. - \$207,900.00
Liss, Michael H., et ux - Bank of America NA - Adams Twp. - \$351,520.17
Long, Robert J., et ux - First Natl Bk of Pa - Franklin Twp. - \$55,745.12
Manley, Jeffrey F. - Quicken Loans Inc, et al - Penn Twp. - \$250,000.00
Masdea, Melissa A. - Victorian Fin LLC, et al - Seven Fields Borough - \$108,000.00
Masdea, Melissa A. - First Commonwealth Bk - Seven Fields Borough - \$13,500.00
Mayer, Robert J., et al - Dollar Bk Fed Sav Bk - Penn Twp. - \$26,278.45
McCloskey, Douglas W., Jr., et al - PNC Bk Natl Assn - Cranberry Twp. - \$33,000.00
McElhaney, Ralph E. - Butler Armco Emp

- Cred Un - Clearfield Twp. - \$73,700.00
McNulty, Patrick, et ux - Mars Natl Bk - Adams Twp. - \$232,000.00
Melanson, David F., et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$225,000.00
Mellor, Walter J., et ux - PNC Bk Natl Assn - Mars Borough - \$125,000.00
Michellini, Chad E. - Northwest Sav Bk - Butler Twp. - \$54,400.00
Miller, William Rodgers, et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$235,500.00
Mularski, Robert, et al - PNC Bk Natl Assn - Harrisville Borough - \$50,000.00
Nagle, Dana L., et al - Howard Hanna Mtg Servs, et al - Cranberry Twp. - \$177,500.00
Nassif, Robert A., Jr., et ux - Dollar Bk Fed Sav Bk - Adams Twp. - \$50,000.00
Neff, Harry Paul, Jr., et ux - Allegent Community Fed Cred Un - Cranberry Twp. - \$37,308.55
Neiswenter, Thomas F., et al - PNC Bk Natl Assn - Cranberry Twp. - \$27,626.79
Nicholas, Wanda H. - Farmers Natl Bk of Emlenton - Butler City, Wd. 4 - \$56,000.00
Offutt, Robert E., Jr. - Union Natl Mtg Co, et al - Middlesex Twp. - \$107,800.00
Olexsak, Patrick, et ux - Butler Armco Emp Cred Un - Center Twp. - \$135,655.00
Osborne, Don W., et al - Howard Hanna Mtg Servs, et al - Adams Twp. - \$121,700.00
O'Shea, Daniel M., et ux - Union Natl Mtg Co, et al - Franklin Twp. - \$146,250.00
Patrick, Shawn W., et al - Butler Armco Emp Cred Un - Winfield Twp. - \$83,000.00
Patsilevas, Jance M. - MFC Mtg Inc of Florida, et al - Jackson Twp. - \$169,724.49
Penberthy, William J., Jr. - Fidelity Bk Pasb - Zelienople Borough - \$125,000.00
Penz, Neil R., et ux - Quicken Loans Inc, et al - Adams Twp. - \$285,400.00
Pinkle, William N., et ux - First Natl Bk of Pa - Muddycreek Twp. - \$20,000.00
Platt, Nathan C., et ux - Ameriserv Fin Bk, et al - Forward Twp. - \$240,000.00
Pritchard, Robert J., et ux - Pennsylvania Equity Resources Inc, et al - Center Twp. - \$228,700.00
Quiring, Jeffrey J., et ux - NVR Mtg Fin Inc, et al - Adams Twp. - \$97,000.00
Rader, John H., et ux - Quicken Loans Inc, et al - Jackson Twp. - \$197,227.00
Radinsky, John, Jr., et ux - Welcome Home Fin LP, et al - Cranberry Twp. - \$205,939.00
Randall, Matthew O., et ux - Wells Fargo Bk NA - Seven Fields Borough - \$222,500.00
Raypush, Frank J., et al - Butler Armco Emp Cred Un - Summit Twp. - \$19,000.00
Rekich, James D. - Butler Armco Emp Cred Un - Butler Twp. - \$140,000.00
Rekich, Margaret S. - First Liberty Fin Group LLC, et al - Center Twp. - \$153,318.00
Riemer, John F., Jr., et ux - Wells Fargo Bk NA - Adams Twp. - \$231,000.00
Riley, Bonnie K. - PNC Bk Natl Assn - Butler Twp. - \$80,000.00
Roman, Stephen B., et al - RBS Citizens NA - Middlesex Twp. - \$218,000.00
Rosequist, Cynthia - PNC Bk Natl Assn - Cranberry Twp. - \$83,287.85
Rumbaugh, Mark B., et ux - Huntington Natl Bk - Donegal Twp. - \$20,000.00
Ruperto, Arthur S., et ux - PNC Mtg, aka - Connoquenessing Twp. - \$356,150.00
Salak, Michael J., et al - Citizens Bk of Pa - Zelienople Borough - \$100,000.00
Samarco, James B. - Franklin American Mtg Co, et al - Cranberry Twp. - \$154,000.00
Sandrick, Daniel, et ux - JPMorgan Chase Bk NA - Butler Twp. - \$167,355.00
Sands, J. Robert, Jr., et al - PNC Bk Natl Assn - Butler Twp. - \$110,000.00
Santa, Lynne K. - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$84,200.00
Sargent, Vernon D., II, et ux - JPMorgan Chase Bk NA - Cranberry Twp. - \$172,803.00
Sartori, Paul J., et al - Citizens Bk of Pa - Cranberry Twp. - \$30,000.00
Schlingloff, Eric J., et ux - NVR Mtg Fin Inc, et al - Middlesex Twp. - \$259,450.00
Shatlock, Paul F., Jr., et ux - Franklin American Mtg Co, et al - Forward Twp. - \$247,920.00
Sheaffer, Brendon H., et al - Butler Armco Emp Cred Un - Center Twp. - \$34,653.98
Sherman, John W., et al - Dollar Bk Fed Sav Bk - Clearfield Twp. - \$77,000.00
Shoup, John A., et al - Butler Armco Emp Cred Un - Butler City, Wd. 1 - \$18,000.00
Shterengarts, Benjamin N., aka, et ux - Dollar Bk Fed Sav Bk - Cranberry Twp. - \$140,000.00
Siegfried, John K. - Butler Armco Emp Cred Un - Adams Twp. - \$20,000.00
Sieminski, Walter E., et ux - Fidelity Bk Pasb - Lancaster Twp. - \$40,000.00
Simpson, Jason M., et al - Butler Armco Emp Cred Un - Butler City, Wd. 5 - \$46,750.00
Slaughenhaupt, Chad E., et ux - Sail Mtg Corp, et al - Buffalo Twp. - \$167,000.00
Slomers, Daniel A., et al - Northwest Sav Bk - Butler Twp. - \$142,000.00
Smal, Jonathan D., et ux - Wells Fargo Bk NA - Center Twp. - \$82,950.00
Smith, Carl E., et al - Butler Armco Emp Cred Un - Summit Twp. - \$36,000.00
Smith, David Lee, et ux - First Natl Bk of Pa - Cranberry Twp. - \$200,000.00
Snyder, Glenn C., et ux - Sail Mtg Corp, et al - Adams Twp. - \$320,000.00
Spreng, Belinda M. - Mars Natl Bk - Middlesex

Twp. - \$25,000.00
Stapleton, David J., et al - Nextier Bk NA - Penn Twp. - \$300,167.90
Steele, Ryan M., et ux - Franklin American Mtg Co, et al - Cranberry Twp. - \$146,099.00
Stefanacci, Terri L. - Wells Fargo Bk NA - Allegheny Twp. - \$102,338.00
Stewart, Christopher W., et al - Butler Armco Emp Cred Un - Washington Twp. - \$111,613.07
Stewart, Robert S. - First Capital Mtg Group, et al - Cranberry Twp. - \$415,000.00
Stiffy, Michael Lee, Jr., et al - Butler Armco Emp Cred Un - Penn Twp. - \$90,000.00
Stivason, Karl L., et al - Butler Armco Emp Cred Un - Donegal Twp. - \$77,000.00
Sub, Richard Thomas, et al - Butler Armco Emp Cred Un - Oakland Twp. - \$87,500.00
Sullivan, Thomas J., et al - Butler Armco Emp Cred Un - Jackson Twp. - \$52,000.00
Sweger, Kirk E., et ux - Wells Fargo Bk NA - Cranberry Twp. - \$210,250.00
Tolnay, Craig P., et al - Northwest Sav Bk - Seven Fields Borough - \$204,800.00
Tonelli, Joseph Edward, et al - Butler Natl Bk of Pa - Mercer Twp. - \$63,923.00
Volponi, Mark A., et ux - USX Fed Cred Un, et al - Adams Twp. - \$286,000.00
Wagner, Kenneth J., et ux - Butler Armco Emp Cred Un - Butler Twp. - \$126,000.00
Wahl, James L., Sr. - Northwest Sav Bk - Forward Twp. - \$97,500.00
Ward, Karen A., et al - Huntington Natl Bk, et al - Forward Twp. - \$227,000.00
Wawrzynski, Edward A., et ux - Princeton Fin LLC - Adams Twp. - \$387,000.00
Weber, Corey A., et ux - Butler Armco Emp Cred Un - Butler Twp. - \$115,900.00
Wencil, Joshua A., et ux - Proficio Mtg Ventures, et al - Zelienople Borough - \$156,122.00
Wingertsahn, David J., et al - PNC Bk Natl Assn - Adams Twp. - \$10,000.00
Wise, James I., et ux - West Aircomm Fed Cred Un - Cranberry Twp. - \$25,000.00
Wright, Michael T., et al - Suntrust Mtg Inc, et al - Adams Twp. - \$408,000.00
Yesconis, Paul R., et al - AMB Mtg Inc, et al - Penn Twp. - \$249,470.00
Yough, Matthew T., et ux - Huntington Natl Bk, et al - Fairview Twp. - \$79,000.00
Young, Douglas J., et al - Tri-State Fed Cred Un - Jackson Twp. - \$9,668.00
Zacherl, James L., Jr., et ux - US Mtg Network, et al - Cranberry Twp. - \$176,350.00
Zervos, Frank J., et ux - PNC Bk Natl Assn - Adams Twp. - \$60,000.00
Ziggas, Gregory J., et ux - Quicken Loans Inc, et al - Adams Twp. - \$277,300.00

SUITS

Week ending January 6, 2012

1 st Name-Plaintiff

2nd Name-Defendant

Citibank NA vs. **Richard C. Atkison**: Contract - Debt Collection: Credit Card: Trenton A. Farmer, Esq.; 12-10002;
 Naitonwide Mutual Ins Company as Subrogee to Smith Funeral Home Ltd vs. **Robert W. Lanning**: Tort - Motor Vehicle: Nelson B. Gaugler, Esq.; 11-11603;
 Butler County Housing Authority vs. **Kimberly S. Maire and John F. Maire, III**: Real Property - Landlord/Tenant: Andrew M. Menchyk, Jr., Esq.; 12-10005;
 Pittsburgh Flexicore Co. Inc vs. **Medco Commerical Management Group Inc**: Contract - Other: Dennis M. Moskal, Esq.; 12-10006;
 PNC Bank NA vs. **Deborah D. Miller aka Deborah D. Lovewell**: Real Property - Mortgage Foreclosure: Residential: Udren Law Office: 11-11601;
 American Express Bank FSB vs. **Bonnie L. Raudebaugh**: Contract - Debt Collection: Credit Card: Demetrios H. Tsarouhis, Esq.; 11-11602;
 Bonnie Sue Brasher and Michael Brashear vs. **Joseph Sikorski**: Tort - Motor Vehicle: Jonathan B. Mack, Esq.; 12-10001;
 Citibank NA vs. **Kelly Slair**: Contract - Debt Collection: Credit Card: Yale Weinstein, Esq.; 12-10003;
 Deutsche Bank National Trust Co. vs. **Debra A. Smith and John W. Smith**: Real Property - Mortgage Foreclosure: Residential: Udren Law Offices: 11-11600;
 Robert W. Lanning vs. **Bryan A. Smith**: Tort - Motor Vehicle: Dennis M. Moskal, Esq.; 12-10007;
 USX Federal Credit Union vs. **Eric Lee Stettmier and Terri Lee Stettmier**: Contract - Debt Collection: Other: William T. Molczan, Esq.; 12-10004;
 Anthony Grecni and Brenda Grecni as Guardian to Nicholas Grecni, a minor vs. **Valley Bus Lines, Inc. and Raymond K. Kraus**: Tort - Motor Vehicle: Anthony A. Seethaler, Jr., Esq.; 11-11599;;

JUDGMENTS

Week ending January 6, 2012

1 st Name-Plaintiff

2nd Name-Defendant

Commonwealth of PA – UCF vs. **David C. Boarts**: Lien: \$4682.55: Atty – None: 12-20010;

Bank of New York Mellon vs. **Sarah L. Braden**: Judgment/Premises: \$235451.54: Phelan Hallinan & Schmieg, LLP: 12-20013;

Commonwealth of PA – UCF vs. **William N. Burgess, III**: Lien: \$8499.27: Atty – None: 12-20009;

Commonwealth of PA – UCF vs. **Thomas L. Critchlow**: Lien: \$1690.57: Atty – None: 12-20008;

Arrow Financial Services, LLC vs. **Willard G. Cumpston**: Judgment: \$3021.90: David J. Apothaker, Esq.: 12-20012;

Commonwealth of PA – UCF vs. **Roy A. Daugherty and Frog Floor Care**: Suggestion / Non-payment: \$1243.28: Atty – None: 12-20006;

Clerk of Courts vs. **Michael Joseph Delk**: Judgment: \$3205.50: Atty – None: 11-22824;

Edgar Mountain Management Co. LLC vs. **Chris Dinger and Elizabeth Ace Dinger**: Transcript: \$3951.69: Atty – None: 11-22827;

Commonwealth of PA – UCF vs. **Richard Dufford, Tim Linkle and Better Builders**: Suggestion / Non-payment: \$6293.91: Atty – None: 12-20003;

Commonwealth of PA – UCF vs. **Darrell L. Francisco, Interservice Computers**: Suggestion / Non-payment: \$189.66: 12-20004;

Commonwealth of PA - UCF vs. **Darrell L. Francisco, Interservice Computers**: Suggestion / Non-payment: \$1888.94: 12-20005;

Clerk of Courts vs. **Michelle A. Herrington**: Judgment: \$2894.50: Atty – None: 11-22825;

Target National Bank vs. **Sally A. Hutchison**: Transcript: \$3598.31: Gregg L. Morris, Esq.: 11-22822;

Commonwealth of PA – UCF vs. **Larry R. Jewart, Jr.**: Suggestion / Non-payment: 742.31: Atty – None: 12-20002;

Commonwealth of PA – UCF vs. **Lumo, Inc and Butler Wolfies**: Suggestion / Non-payment: \$1711.08: Atty – None: 12-20001;

Clerk of Courts vs. **Amanda Nicole McCandless**: Judgment: \$2343.39: Atty – None: 11-22826;

Commonwealth of PA – UCF vs. **Scott E. Panosetti**: Lien: \$16757.75: Atty – None: 12-20007;

Citibank (South Dakota) NA vs. **Julie A. Rhine**: Judgment on Award: \$4977.17: Daniel Santucci, Esq.: 11-22823;

Ford Motor Credit Company vs. **Terry Ritts**: Judgment: \$8481.08: Andrew Sklar, Esq.: 12-20011;

BAC Home Loans Servicing LP vs. **Kimberly R. Werner and Kenneth G. Werner**: Judgment/Premises: \$86767.40: Phelan Hallinan & Schmieg, LLP: 12-20014;

EXECUTIONS

Week ending January 6, 2012

1st Name-Plaintiff
2nd Name-Defendant

None

DIVORCES

Week ending January 6, 2012

1 st Name-Plaintiff
2nd Name-Defendant

Christine M. Lutz-Fernacz vs. **James A. Fernacz**: Atty – None: 12-90004.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is: **Harvest Valley Farms, Inc.**

This notice is given pursuant to Section 1307 of the Business Corporation Law of 1988.

Vicky Ann Trimmer, Esquire
Persun & Heim, P.C.
Attorneys at Law
1700 Bent Creek Boulevard, Suite 160
Mechanicsburg, PA 17050

BCLJ: Jan 13, 2012

**ARTICLES OF INCORPORATION
BUSINESS CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved effective for the 1st day of January, 2012, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988, as amended, of the Commonwealth of Pennsylvania.

The name of the corporation is **F AIRGROUND MARKET, INC.** The corporation's registered office is located at 1138 New Castle Road, Prospect, Butler County, Pennsylvania 16052.

Attorney Michael J. Pater
101 East Diamond Street
Suite 202
Butler, Pennsylvania 16001

BCLJ: Jan 13, 2012

**CERTIFICATE OF ORGANIZATION
DOMESTIC LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with and approved effective for the 1st day of January, 2012, by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Limited Liability Company which has been organized under the 15 Pa.C.S. Section 8913 of the Statutes of the Commonwealth of Pennsylvania. The name of the Domestic Limited Liability Company is **TAYLOR LAND MANAGEMENT LLC.**

Michael J. Pater, Esquire
101 East Diamond Street, Suite 202
Butler, Pennsylvania 16001

BCLJ: Jan 13, 2012

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on November 14, 2011 for **Awespot Entertainment** located at 116 Grandview Lane Butler PA 16001. The name and address of each individual interested in the business is Adam W Elliott 116 Grandview Lane Butler P A 16001. This was filed in accordance with 54 PaC.S. 311.

BURTON D. MORRIS, ESQ.
PENNCORP SERVICEGROUP, INC
P.O. BOX 1210
600 NORTH SECOND STREET
HARRISBURG PA 17108-1210

BCLJ: Jan 13, 2012

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 23, 2011 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Megan's Mission – A Foundation for Families, Inc.** The corporation is formed to create supportive, enriching and memorable events and places that will strengthen the bond of families and improve the quality of life for those in need, as well as all related activities and such other purposes permitted by law.

STEVEN T. CASKER, ESQ.
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: Jan 13, 2012

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 23, 2011 with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Zelienople, PA Revitalization, Inc.** The corporation is formed for the purpose of establishing, supporting and promoting various revitalization programs in the main street business area of the Borough of Zelienople, as well as all related activities and such other purposes permitted by law.

STEVEN T. CASKER, ESQ.
207 E. Grandview Avenue
Zelienople, PA 16063

BCLJ: Jan 13, 2012

**NOTICE OF APPLICATION FOR
CERTIFICATE OF AUTHORITY**

Magnificent 7 Holdings, Inc., a foreign business corporation, incorporated under of the laws of Illinois, has applied for a Certificate of Authority with the Pennsylvania Department of State Corporation Bureau.

Schmiedeskamp, Robertson,
Neu & Mitchell LLP
525 Jersey Street
Quincy, Illinois 62301
Ph: 217-223-3030
Fax: 217-223-1005

BCLJ: Jan 13, 2012

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated December 29, 2011, F. Arthur Rauschenberger, III, has been Disbarred on Consent from the Bar of this Commonwealth, to be effective January 28, 2012.

Elaine M. Bixler
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

BCLJ: Jan 13, 2012

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA****CIVIL DIVISION
A.D. No. 2011-11249**

WILLIAM J. ALLISON; WILLIAM C. ALLISON
and DEBORAH A. ALLISON, husband and
wife. Plaintiffs,

vs.

WILLIAM C. GOULD, Mary E. GOULD,
WILLIAM C. GOULD, JR., SHIRLEY JEAN
GOULD and JOHN A. GOULD, their heirs,
executors, administrators, successors and
assigns. Defendants.

ORDER OF COURT

AND NOW, this 1st day of December, 2011, an Affidavit of Service of the Complaint with Notice To Defend having been filed and no Answer having been made by the Defendants for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiff and pursuant to Pa. R.C.P. 1066, IT IS HEREBY ORDERED that a judgment by default be entered against the Defendants directing that the Defendants, and their heirs, successors, executors, administrators and assigns, and any persons claiming under them, be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof, including all oil, gas, coal, and mineral rights, and all rights and royalties thereto:

Tax Parcel No.: 270-3F51-4C2

ALL that certain piece, parcel or tract of land located in Penn Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point along the center line of Beacon Light Road at a point in common with line of lands of now or formerly William C. Allison, et ux., said point being the Southeast corner of the tract herein conveyed; thence North 64° 38' 46" West along line of lands of now or formerly William C. Allison, a distance of 334.49 feet to a point along line of lands of now or formerly F.A. Calderone; thence North 01° 44' 20" East, a distance of 692.95 feet to a point along line of lands of E.E. Eissler; thence South 88° 15' 40" East, a distance of 1,109.40 feet to a point along the center line of Beacon Light Road; thence along the center line of Beacon Light Road, the following courses and distances: South 49° 26' 48" West, a distance of 78.17 feet; thence South 48° 00' 12" West, a distance of 409.28 feet; thence South 47° 00' 36" West, a distance of 319.92 feet; thence South 43° 22' 08" West, a distance of 95.16 feet; thence South 40° 53' 19" West, a distance of 251.53 feet to a point, the place of beginning. CONTAINING 12.795 acres as per Plan of Subdivision for the Estate of Mary Allison Damico.

BEING the same property conveyed to William J. Allison, a single man, and William C. Allison, a married man, by Deed of William J. Allison, a single man, dated April 20, 2001, and recorded with the Butler County Recorder of Deeds as Instrument No. 200105080011080.

Tax Parcel No.: 270-3F51-4C

ALL that certain piece, parcel, or tract of land situate in Penn Township, Butler County, Pennsylvania, being known and designated as Lot No. 1 in the Estate of Retha H. Nicklas Subdivision. Containing 12.925 acres.

BEING the same property conveyed to William J. Allison by Deed of William J. Allison and Harolyn J. Allison, dated December 10, 1998 and recorded with the Butler County Recorder of Deeds at Deed Book Volume 2945, Page 768 on December 11, 1998.

Tax Parcel No.: 270-3F51-4CA

ALL that certain piece, parcel or tract of land located in Penn Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point along the center line of Beacon Light Road at a point in common with line of lands of now or formerly F.A. Calderone, said point being the Southern corner of the tract herein conveyed; thence North 01° 44' 20" East along line of lands of now or formerly F.A. Calderone, a distance of 516.32 feet to a point along line of other lands of the Grantor; thence South 64° 38' 46" East along line of other lands of the Grantor, a distance of 334.49 feet to a point along the center line of Beacon Light Road; thence South 40° 26' 40" West along the center line of Beacon Light Road, a distance of 477.60 feet to a point, the place of beginning. CONTAINING 1.58 acres, as per Subdivision Plan for the Estate of Mary Allison Damico dated February 14, 2001, and recorded in Plan Book 241, Page 27.

BEING the same property conveyed to William C. Allison and Deborah A. Allison, husband and wife, by Deed of William J. Allison, a single man, dated April 20, 2001, and recorded with the Butler County Recorder of Deeds as Instrument No. 200105080011072.

Unless the Defendant shall file an Action in Ejectment against the Plaintiff, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle and once in the Butler County Legal Journal, the Prothonotary shall, upon Praecept of the Plaintiff, enter a final judgment against the Defendant.

BY THE COURT:
S. MICHAEL YEAGER, J.

BCLJ: Jan 13, 2012

**IN THE COURT OF COMMON PLEAS OF
BUTLER COUNTY, PENNSYLVANIA**

**NOTICE OF QUIET TITLE ACTION
CIVIL DIVISION
AD NO. 11-11407**

ROCCO SLOBODA and DARLENE
SLOBODA, husband and wife, Plaintiffs,

vs.

THE JOHN F. PEOPLES HEIRS, JOHN F. PEOPLES; THE BUTLER COUNTY NATIONAL BANK AND TRUST COMPANY, Administrator of the John F. Peoples Estate; JOSEPH PEOPLES; JOHN PEOPLES; JAMES PEOPLES; ALAN PEOPLES, PATRICK PEOPLES; ROSE PEOPLES, Administratrix of the Patrick Peoples Estate; HUGH PEOPLES; HAZEL M. PEOPLES, Administratrix of the Hugh Peoples Estate; CATHERINE STILLWAGON; MARY MCCAULEY, a/k/a/ MARY MCAULEY; MARGARET WAITE; RICHARD PEOPLES; JOYCE ANN ZINKHAN, Administratrix of the Estate of Richard Peoples, JOYCE ZINKHAN; PATRICK PEOPLES; and the heirs, administrators, successors, assigns, executors and personal representatives of the aforesaid Defendants; THE SUSAN PEOPLES HEIRS; SUSAN PEOPLES; A. G. STILLWAGON, Administrator of the Susan Peoples Estate; HANNAH TURNBULL; ROBERT TURNBULL; EDWARD TURNBULL; PATRICK SHEARON; MAGGIE DUFFY; GRACE MYOCKER; ANNA GRAY; SADIE BARR; JOSEPH BARR; and the heirs, administrators, successors, assigns, executors and personal representatives of the above-named Defendants, Defendants.

TO: THE JOHN F. PEOPLES HEIRS, JOHN F. PEOPLES; THE BUTLER COUNTY NATIONAL BANK AND TRUST COMPANY, Administrator of the John F. Peoples Estate; JOSEPH PEOPLES; JOHN PEOPLES; JAMES PEOPLES; ALAN PEOPLES, PATRICK PEOPLES; ROSE PEOPLES, Administratrix of the Patrick Peoples Estate; HUGH PEOPLES; HAZEL M. PEOPLES, Administratrix of the Hugh Peoples Estate; CATHERINE STILLWAGON; MARY MCCAULEY, a/k/a/ MARY MCAULEY; MARGARET WAITE; RICHARD PEOPLES; JOYCE ANN ZINKHAN, Administratrix of the Estate of Richard Peoples, JOYCE ZINKHAN; PATRICK PEOPLES; and the heirs, administrators, successors, assigns, executors and personal representatives of the aforesaid Defendants; THE SUSAN PEOPLES HEIRS;

SUSAN PEOPLES; A. G. STILLWAGON, Administrator of the Susan Peoples Estate; HANNAH TURNBULL; ROBERT TURNBULL; EDWARD TURNBULL; PATRICK SHEARON; MAGGIE DUFFY; GRACE MYOCKER; ANNA GRAY; SADIE BARR; JOSEPH BARR; and the heirs, administrators, successors, assigns, executors and personal representatives of the above-named Defendants

NOTICE OF QUIET TITLE ACTION

You are hereby notified that the Plaintiff has filed a Complaint to Quiet Title against you at the above number and term on November 14, 2011. The land which is the subject of this action is located in Venango Township, Butler County, Pennsylvania, and is bounded and described as follows:

ALL that right, title and interest in a certain piece, parcel or tract of land located in Venango Township, Butler County, Pennsylvania, being more particularly bounded and described as follows:

Beginning at a post at the Northwest corner, thence South 85° 30' East along line of land chosen by formerly Mary Shearon, out of same tract 34.36 perches to a post; thence South 3° 20' West along line of lands of formerly John F. Peoples and David Higgins 75.95 perches to a stone and post. Thence North 85° 30' West along line of formerly Michael McBride 35.3 perches to a stone; thence North 4° 05' East along line of lands of Shearon heirs 70.45 perches to the place of beginning, containing fifteen acres more or less and all oil, gas, coal and mineral rights.

Being a 15 acre parcel located on Higgins Road (LR 10070) in Venango Township, Butler County, Pennsylvania, being Butler County Tax Assessment Map Parcel 300-2F34-21.

This conveyance includes all adverse possession rights of the Grantor.

Subject to any and all existing rights-of-way and easements of record.

BEING the same property conveyed to John F. Peoples, et al. from Mary Shearon, et al., on November 12, 1903 at Deed Book 239 Page 246. Also being the same property conveyed to the Plaintiffs at Instrument No. 201111100027939

You are hereby notified to plead to the above-referenced Complaint on or before twenty

(20) days from the date of this publication or a judgment by default will be taken against you and unless within 30 days from the entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiff.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL ASSISTANCE TO ELIGIBLE PERSONS AT A REDUCED FEE FOR NO FEE.

Glenna A. Walters, Prothonotary
Butler County Courthouse
Butler, PA 16001
(724) 284-5214

Thomas J. May, Esquire
Attorney for Plaintiff
MURRIN, TAYLOR, FLACH,
GALLGHER & MAY
110 East Diamond Street
Butler, PA 16001
(724) 282-3141

BCLJ: Jan 13, 2012

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA

IN RE:
**SALE OF UNREDEEMED
PROPERTY OF THE BUTLER
COUNTY TAX CLAIM BUREAU**
MsD. No.: 11-40062

NOTICE OF SALE OF REAL ESTATE

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to Melvin Scott for the sum of Fifty Dollars (\$50.00).

The property is described as follows:

PARCEL I – TAX PARCEL NO. 180-S4-B24T

ALL that certain piece, parcel or lot of land situate in the Township of Jackson, County of Butler and Commonwealth of Pennsylvania, being known as Lot 24T in the Pagenhardts Village Acre Plan as recorded in Plot Book 40, Page 6, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of Harts Drive, a 16 foot right of way, said point being the northeast corner of Lot No. 23T in said Plan and the northwest corner of the parcel herein described; thence along the southerly line of Harts Drive, South 46° 14' East, a distance of 85 feet to a point; thence South 43° 46' West along Lot No. 25T in said Plan, a distance of 69.6 feet to a point; thence North 46° 14' West along Lot No. 32T in said Plan, a distance of 55.0 feet to a point; thence North 20° 00' East along Lot No. 23T in said Plan, a distance of 76.0 feet to a point at the place of beginning.

PARCEL II – TAX PARCEL NO. 180-S4-B11T

ALL that certain piece, parcel and tract of land situate in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, being Lot Nos. 11T and 12T in the W.E. Pagenhardt Plan of Lots known as Pagenhardt's Village Acres (Top Field Section), more particularly bounded and described as follows, to-wit:

BEGINNING at a point at the southwest corner of tract herein conveyed, said point being 48 feet east of the southeast corner of Lot No. 9 in the same Plan; thence North along the East line of Lot No. 10 in the same Plan, a distance of 75 feet to a point; thence East 104 feet to a

point, said point being the northwest corner of Lot No. 13 in the same Plan, a distance of 75 feet to a point on the North line of a public road known as Hart's Road Extension; thence West along the North line of said road, a distance of 96 feet to a point, the place of beginning.

The Court has fixed the 26th day of March, 2012, at 12:00 P.M., in Courtroom No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 14, 2009.

Thomas J. May, Esquire
MURRIN, TAYLOR, FLACH,
GALLAGHER & MAY
110 East Diamond Street
Butler, PA 16001

BCLJ: Jan 13, 2012

**BANKRUPTCY NOTICE
IN THE UNITED STATES
BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: Case No: 09-21957-JAD
Chapter 7
Adversary No: 11-02650-JAD

ISAAC BALDEO,
DOREEN P. BALDEO
Debtor

Natalie Lutz Cardiello, Trustee
Plaintiff/Trustee

vs.

United States of America, Internal Revenue Service; Commonwealth of Pennsylvania, Department of Revenue; County of Butler; Township of Cranberry; Citibank (South Dakota) NA and Kessho I. Baldeo

Defendants

**NOTICE OF NONEVIDENTIARY
HEARING WITH
RESPONSE DEADLINE ON
COMPLAINT TO SELL PROPERTY**

Notice is hereby given that Natalie Lutz Cardiello, Trustee for the above captioned estate, intends to sell at public hearing **on January 31, 2012 at 10:00 AM**, in Courtroom D, 54th Floor, US Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, real property located at Glen Eden Road, Butler, PA (Parcel ID# 130-4F106-9C-0000) (the "Property").

The Trustee has received an offer of Ninety-Five Thousand Dollars (\$95,000) to purchase the Property. Higher and better offers will be accepted at the hearing. Complete terms and conditions of the sales are set forth in the Complaint to Sell Property and its attachments which are filed with the Bankruptcy Court at Adversary No. 11-02650-JAD, Doc. No. 1. The sale shall be free and clear of all liens and encumbrances. In order to bid at the sale hearing, a prospective bidder must place a deposit of \$5,000 in escrow with the Trustee and provide evidence of his or her ability to pay the balance of the purchase price at the time of closing, either in the form of a letter from a bank indicating that the proposed purchaser has the required funds on hand, a mortgage commitment letter, or similar documentation acceptable to the Trustee. Such deposit and

documentation are due no later than 72 hours prior to the day and time of the sale hearing. Closing shall occur on or before ten days from the date the Order of Sale becomes final, TIME BEING OF THE ESSENCE, with all such payments to be via certified check, cashier's check, or such other forms of assured and guaranteed payment as may be acceptable to the Trustee's counsel. Possession shall be delivered at closing. Terms announced at sale will supersede the terms of any prior notice.

Any objection to the sales shall be in writing and must be filed with the Clerk's Office and a copy sent to the Trustee at the address below **on or before January 23, 2012**. Objections shall state the reasons for the objections and shall include a request for a hearing on the objections. If no objections are filed, the sale described above shall be deemed final.

Additional information regarding the sale may be obtained by contacting the Trustee's attorney, Natalie Lutz Cardiello, Esquire, 107 Huron Drive, Carnegie, PA 15106 (412) 276-4043.

BCLJ: Jan 13, 2012

IN THE COURT OF COMMON PLEAS
OF BUTLER COUNTY, PENNSYLVANIA

**IN RE: CHANGE OF NAME OF
JOSEPH VALENCIA**

**MISC. DOCKET
DOCKET NO. 2011-40311**

LEGAL NOTICE

Notice is hereby given that, on December 20, 2011, the Petition for Change of Name was filed in the above-named Court, requesting an Order to change the name of Joseph Valencia to JOSE ELADIO VALENCIA VAZQUEZ.

The Court has fixed the 28th day of March, 2012, at 9:30 a.m. in Courtroom #4, of the Butler County Courthouse, Butler, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Rebecca L. Falvo, Esq
Lutz & Pawk
The Morgan Center Building Ste 102
101 East Diamond St
Butler PA 16001

BCLJ: Jan 13, 2012

**The BCBA website contains
up-to-date information
about upcoming
meetings, events
and CLE seminars.**



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2012 Credit Conciliation Conference Dates

Please note: The first date in each month will generally be credit card cases, and the second date will be mortgage foreclosures (***only one conciliation day in July and December***).

January 4	July 18
January 18	-----
February 1	August 8
February 29	August 22
March 7	September 5
March 28	September 26
April 4	October 3
April 25	October 17
May 9	November 7
May 30	November 28
June 13	December 19
June 27	-----

2012 Sheriff Sale Dates

Sheriff sales will be held on the following dates at 11:00 o'clock A.M. prevailing time:

SALE DATE:

January 20, 2012

March 16, 2012

May 18, 2012

July 20, 2012

September 21, 2012

November 16, 2012

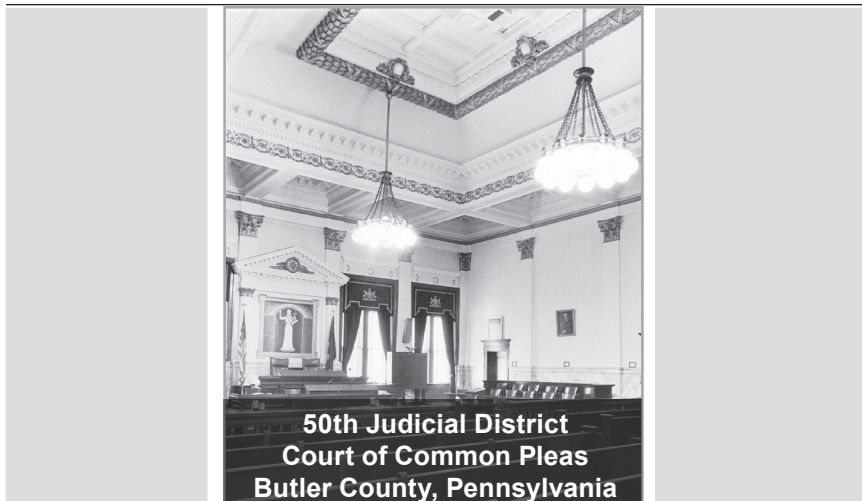
Your Credit Crunch Answer

Do you have consumer
credit card bills that you can't pay?

Are you worried about
residential mortgage foreclosure?

Help is available and, it is **free!**
visit www.co.butler.pa.us or www.butlercountypabar.org for more information.

Butler County Consumer Credit & Mortgage Foreclosure Diversion Program



2012 Motion Court Calendar

(Except when otherwise noted, number after date indicates court room where hearing will be conducted)

MOTION COURT

Judge Doerr	Tuesday	Family Court Motions	1:30 pm (1)
Judge Horan	Wednesday	Civil Court Motions	9:00 am (4)
Judge Yeager	Thursday	Civil Court Motions	9:00 am (3)
Judge Streib	Thursday	Family Court Motions	1:30 pm (1)

- Judge Yeager's MOTION COURT for Thursday, January 19th, 2012 is cancelled.
- Judge Yeager's MOTION COURT for Thursday, January 23, 2012 will be heard at 2:00 p.m. instead of 9:00 a.m.
- Judge Horan's MOTION COURT for Wednesday, February 8th, 2012 is cancelled. It is rescheduled to Tuesday, February 7th, 2012 at 9:00 a.m.
- Judge Horan's MOTION COURT for Wednesday, February 22nd, 2012 is cancelled. It is rescheduled to Tuesday, February 21st, 2012 at 9:00 a.m.
- Judge Streib's MOTION COURT for Thursday, February 2nd, 2012 is cancelled.
- Judge Horan's MOTION COURT for Wednesday, February 8th, 2012 is cancelled. It is rescheduled to Tuesday, February 7th, 2012 at 9:00 a.m.
- Judge Horan's MOTION COURT for Wednesday, February 22nd, 2012 is cancelled. It is rescheduled to Tuesday, February 21st, 2012 at 9:00 a.m.
- Judge Doerr's MOTION COURT for Tuesday, February 21st, 2012 is cancelled.
- Judge Streib's MOTION COURT for Thursday, February 23rd, 2012 is cancelled.

Any EMERGENCY motions should be brought to Court Administration.

For up to date calendar changes, please check any of the bulletin boards conveniently located throughout the Government/Judicial Center or go to www.co.butler.pa.us

BUTLER COUNTY LEGAL JOURNAL
201 SOUTH MAIN STREET SUITE 101
BUTLER PENNSYLVANIA 16001

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**POSTMASTER: Please send address changes to:
BUTLER COUNTY LEGAL JOURNAL, 201 South Main St, Ste 101, Butler, PA 16001.**

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